



DHgroup

4020 South 700 East #2
Murray, Utah 84107

**AN APPRAISAL REPORT OF A
A 0.282 ACRE TRACT OF LAND**

LOCATED AT
±4235 WEST 5415 SOUTH

PREPARED FOR
THE UTAH DEPARTMENT OF TRANSPORTATION
c/o Mr. Bradly D. Daley
Surplus Property Coordinator
Utah Department of Transportation
Right of Way Division
4501 South 2700 West, Fourth Floor
Salt Lake City, Utah 84114-8420

UDOT PROJECT/PARCEL NO.
Project No. S-0173(16)5
Parcel No. 0173:084:TQ
Pin No. 8523

BY
DAVID P. HOLTBY
APPRAISER

DATE OF INSPECTION
JANUARY 12, 2016

DATE OF VALUATION – “AS IS”
JANUARY 12, 2016

DATE OF THE REPORT
JANUARY 26, 2016



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4020 South 700 East #2
Murray, Utah 84107

January 26, 2016

Mr. Bradly D. Daley
Surplus Property Coordinator
Utah Department of Transportation
Right of Way Division
4501 South 2700 West, Fourth Floor
Salt Lake City, Utah 84114-8420

Re: An Appraisal Report of a 0.282 acre tract of land located at ±4235 West 5415 South, Salt Lake County, Utah. UDOT Project No. S-0173(16)5. UDOT Parcel No. 0173:084:TQ. Appraisal Report File #122th0116dh.

Dear Mr. Daley:

At your request I have inspected the property owned by the Utah Department of Transportation, located at ±4235 West 5415 South, Salt Lake County, Utah. The purpose of the inspection and subsequent investigation and analysis was to formulate an opinion of the market value of the subject land for a possible sales transaction. The subject property has been declared surplus by UDOT.

The defined subject property is unimproved and is identified as Salt Lake County Parcel Number(s) 21-18-208-010. The site was acquired in 2012 as part of UDOT Project No. S-0173(16)5. The size of the subject parcel is identified by UDOT as containing a total of ±12,297 square feet, or 0.282 acre. The owner of record is the Utah Department of Transportation.

After analyzing all of the data presented in the report, I am of the opinion that the market value of the subject property, as of January 12, 2016, is:

**ONE HUNDRED SIXTY THOUSAND DOLLARS
(\$160,000)**



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Murray, Utah 84107

Mr. Bradly D. Daley
January 26, 2016
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The marketing period of the subject property would be strongly influenced by the asking price, market conditions, and the efforts to sell the subject property. However, based on current market conditions and available market data, it would appear that the subject property as it is currently improved, if properly marketed, would need an exposure time of six to twelve months. Likewise, being properly marketed, the subject could be sold within a 12-month period from the date of this appraisal.

The results of this appraisal have been prepared and communicated in an Appraisal Report format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file. This appraisal report conforms with, and is subject to, the Uniform Standards of Professional Appraisal Practice (USPAP). The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report. The intended user of this report is the Utah Department of Transportation.

The report has been prepared in compliance with reporting requirements established by USPAP, Federal Regulations, and the Utah Department of Transportation appraisal guidelines.

The subject property is appraised and is subject to the following limiting conditions, extraordinary assumptions and/or hypothetical conditions:

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.
2. An extraordinary assumption is made that the condition of the subject soils is not a detriment as the site is covered by the Utah Petroleum Storage Tank Fund which covers the cost associated with monitoring the site and remediation if needed.

The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.



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Murray, Utah 84107

Mr. Bradly D. Daley
January 26, 2016
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The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated in the addenda of the report. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions. This letter must remain attached to the report in order for the value opinion set forth to be considered valid. The effective date of value is January 12, 2016. The date of the report is January 26, 2016.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property. If you have any questions, please do not hesitate to contact me at (801) 290-2369.

Respectfully submitted,

David P. Holtby, Appraiser

Utah State Certified General Appraiser License No. 5503226-CG00, Expires 3-31-17

Enc.

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CERTIFICATION

Re: An Appraisal Report of a 0.282 acre tract of land located at ±4235 West 5415 South, Salt Lake County, Utah. UDOT Project No. S-0173(16)5. UDOT Parcel No. 0173:084:TQ. Appraisal Report File #122th0116dh.

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice* (USPAP).
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. I have made a personal inspection of the property that is the subject of this report.
11. Travis Holtby, an appraiser trainee, provided assistance to the person signing this report by inspecting the subject site, taking photographs and measurements, gathering factual data pertaining to the subject property, highest and best use, selecting comparables, making adjustments and the reconciliation of the final value. No other individuals provided real property appraisal assistance to the person(s) signing this report. No other individuals provided real property appraisal assistance to the person(s) signing this report.
12. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
13. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
14. As of the date of this report, I am licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, I am a Certified General Appraiser and my license has not been revoked, suspended, canceled, or restricted.
15. The undersigned hereby acknowledge that he has the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statement of qualifications found in the addenda of this report.
16. I have not appraised the property that is the subject of this report during the previous three years.
17. As of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Candidates for Designation.

Dated: January 25, 2016



David P. Holtby

Utah State Certified General Appraiser Certificate #5503226-CG00, Expires 3-31-17
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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

TYPE OF PROPERTY APPRAISED:	A 0.282 acre tract of land.
ADDRESS:	±4235 West 5415 South, Salt Lake County, Utah.
PURPOSE OF THE APPRAISAL:	To formulate an opinion of the market value of the subject land for a possible sales transaction.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER OF RECORD:	Utah Department of Transportation
COUNTY PARCEL NUMBER(S):	21-18-208-010
SITE/IMPROVEMENT SUMMARY:	
<i>Land Size:</i>	±12,297 square feet, or 0.282 acre
<i>Zoning:</i>	C-2 (Commercial Zone)
<i>Improvements:</i>	Unimproved
<i>Flood Zone/Panel/Date:</i>	Unmapped
HIGHEST AND BEST USE:	
<i>As Vacant</i>	Commercial development as demand is manifest.
<i>As Improved</i>	N/A, the site is unimproved.
SUBJECT PROPERTY:	A 0.282 acre tract of land
CONCLUDED MARKET VALUE ROUNDED:	\$160,000
DATE OF VALUATION: "As Is"	January 12, 2016
DATE OF THE REPORT:	January 26, 2016
MARKETABILITY/EXPOSURE:	The subject property is considered marketable, and the marketing time is estimated to be within a 12-month period. The exposure time is six to twelve months.

SUBJECT PHOTOGRAPHS



Subject View Looking West



Subject View Looking Southwest



Subject View Looking Southeast



Subject View Looking West



Street Scene: 4220 West Looking North



Street Scene: 5415 South Looking West

INTRODUCTION

CLIENT: Mr. Bradley D. Daley
 Surplus Property Coordinator
 Utah Department of Transportation
 Right of Way Division
 4501 South 2700 West, Fourth Floor
 Salt Lake City, Utah 84114-8420

APPRAISER: David P. Holtby
 DH Group, LLC
 4020 South 700 East #2
 Murray, Utah 84107

SUBJECT: A 0.282 acre tract of land located on
 Salt Lake County Assessor's Parcel
 Number(s) 21-18-208-010.

SCOPE OF WORK

The purpose of the appraisal is to formulate an opinion of the market value of the subject land for a possible sales transaction. The market value estimate of the appraised property is based on the traditional approach to land value, namely the sales comparison approach. In preparing this appraisal, the following steps were taken:

- The subject site was inspected on January, 12 2016;
- The location, size and scope of the property appraised are determined from County Records and information provided by the Client;
- A highest and best use analysis is completed for the land;
- Comparable information is gathered and confirmed;
- The Sales Comparison Approach is employed to determine the market value of the property;
- The exposure and marketing times are analyzed to determine an appropriate exposure and marketing period for the subject based on the concluded value and market conditions; and
- This report is presented in an Appraisal Report format.

Utah is a nondisclosure state in that sale prices are not reported to the governing agency when recorded. When possible, comparable data used in this report was confirmed with either the buyer, the seller, the broker, or other persons with firsthand knowledge of the transaction. Travis Holtby, an appraiser trainee, provided assistance to the person signing this report by inspecting the subject site, taking photographs and measurements, gathering factual data pertaining to the subject property, highest and best use, selecting comparables, making adjustments and the reconciliation of the final value. No other individuals provided real property appraisal assistance to the person(s) signing this report.

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.¹ The results of the appraisal have been prepared and communicated in an Appraisal Report format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file.

TYPE AND DEFINITION OF VALUE

PURPOSE: The purpose of this appraisal is to formulate an opinion of the market value of the subject land for a possible sales transaction.

INTENDED USER: The intended user of this appraisal report is the Utah Department of Transportation.

INTENDED USE OF THE APPRAISAL: Reportedly, this appraisal will be used by the Client to assist in the potential sale of the subject property.

¹ Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2012-13 Edition.

CLIENT: The Client of this report is Utah Department of Transportation c/o Mr. Bradly D. Daley.

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected on January, 12 2016. The effective date of value “as is” is as of the date of inspection or January, 12 2016. The date of the report is January 26, 2016.

SUBJECT STATUS APPRAISED: As per the client’s request, the subject is valued in its “as is” condition as of the effective date of value.

DEFINITIONS:

- **DEFINITION OF MARKET VALUE**

Fair Market value means the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.²

- **DEFINITION OF FEE SIMPLE**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

- **DEFINITION OF VALUE “AS IS”**

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.⁴

- **DEFINITION OF CASH EQUIVALENCY**

² Utah Code Title 59-2-102(12).

³ The Dictionary of Real Estate Appraisal, (Fifth Edition) The Appraisal Institute, Chicago, Illinois, 2010.

⁴ The Dictionary of Real Estate Appraisal, (Fifth Edition) The Appraisal Institute, Chicago, Illinois, 2010.

In applying this definition of market value, adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party financial institution that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.⁵

⁵ Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC).

FACTUAL DATA**Identification Of Property:**

Address: ±4235 West 5415 South, Salt Lake County, Utah

Location: On the south side of 5415 South at ±4235 West.

County Parcel Number(s): 21-18-208-010

Owner(s) of Record: Utah Department of Transportation

Legal Description: The legal description for the subject property was obtained from both the Salt Lake County Recorder's Office and UDOT. A map and a legal description indicating the actual size of the subject property as appraised herein was provided by UDOT and shows a land size of 0.282 acre. Reliance is made on the information provided by UDOT as it is the most recent information for the subject property and is considered to be the most accurate. No responsibility is assumed for any inaccuracies that may exist. A copy of the County legal description and the UDOT map/description are located in the addendum of the report. Review of an A.L.T.A. Survey for the subject property is recommended.

SUMMARY OF AREA INFORMATION

There are social, economic, governmental, and environmental forces which influence the value and marketability of the subject. The subject is located within the limits of Kearns Township in Unincorporated Salt Lake County, Utah. An in-depth look at the State of Utah and Salt Lake County markets are analyzed below. A more specific analysis of the subject neighborhood will follow in the summary of neighborhood information section to follow.

Population/Growth:

According to the *2015 Economic Outlook*, Utah's official 2013 population was estimated to be 2,900,872, and has the 3rd highest growth rate in the United States. The following table summarizes the population components of the State of Utah during 2012-2013. This data was obtained from the *2015 Economic Outlook*.

Table 3: Utah and U.S. Population Estimates

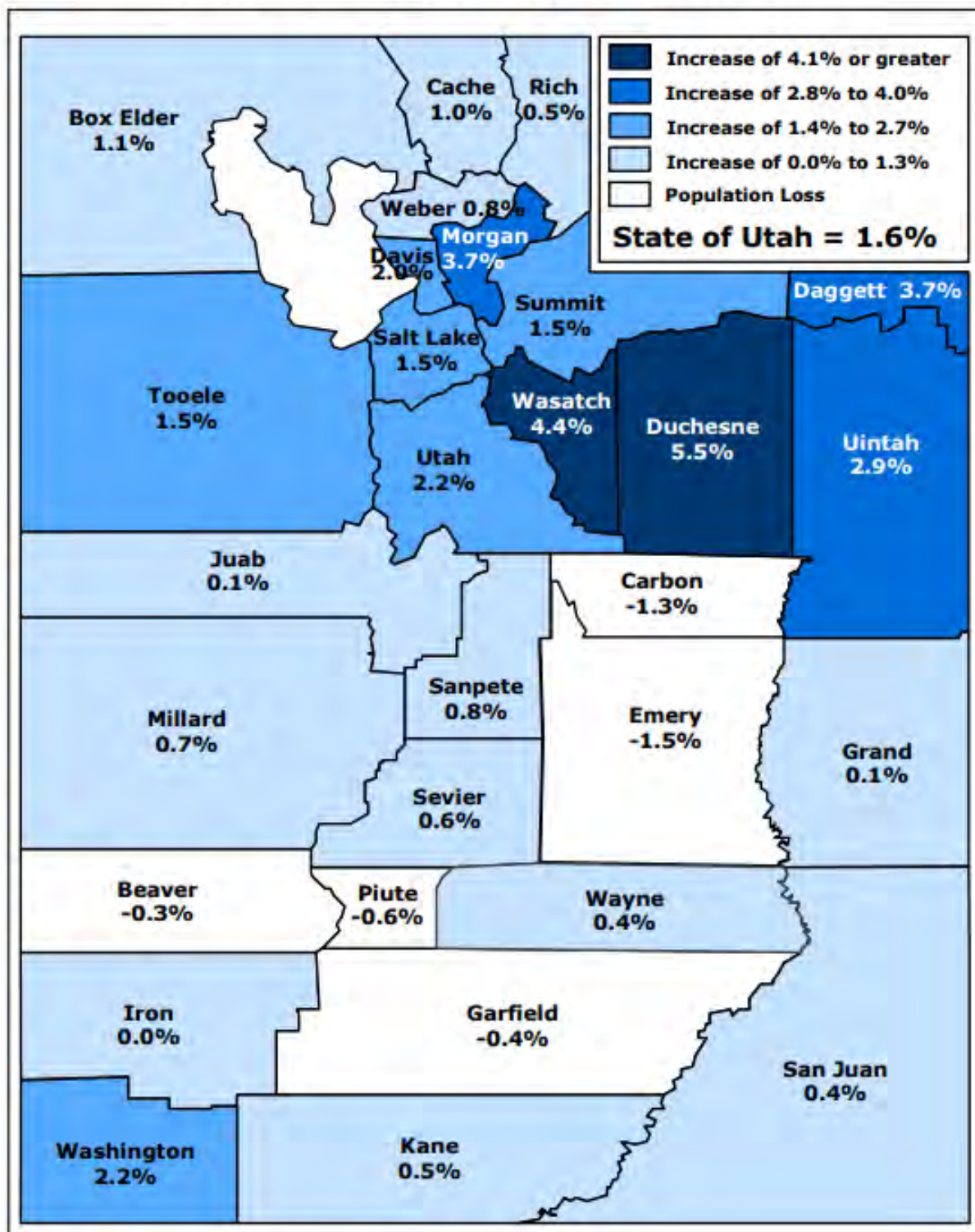
	Utah	United States
2012 Estimate	2,854,871	313,873,685
2013 Estimate	2,900,872	316,128,839
2012-2013 Percent Change	1.6%	0.7%
2012-2013 Absolute Change	46,001	2,255,154

Source: U.S. Census Bureau

According to the U.S. Census Bureau, the rate of growth was estimated to increase by 1.6 percent in 2013, which is lower than the decade high growth of 3.1% in 2005. Utah's unique high fertility rate and low mortality rate contribute to strong natural increase, the difference between births and deaths. Utah's net migration is projected to remain positive at 11,700 during 2014.

The following graphic shows the population changes to the individual counties within the state of Utah and was obtained from the *2015 Economic Outlook*.

Figure 4.1
Utah Population Growth Rates by County: 2012 to 2013



Source: U.S. Census Bureau

The demographic projections for Utah appear to be favorable. The following is the projected population and employment growth over the next 45 years as reported by the Governor's Office of Planning and Budget.

Utah Economic and Demographic Summary									
Decade	July 1 Population Total Population		School-Age Population (Ages 5-17)		Total Employment		Households		Average Size
	Total	AARC	Total	AARC	Total	AARC	Total	AARC	
2000	2,246,553		509,087		1,387,847		706,978		3.12
2010	2,927,643	2.7%	623,784	2.1%	1,796,544	2.6%	958,165	3.1%	3.00
2020	3,652,547	2.2%	772,074	2.2%	2,197,122	2.0%	1,242,459	2.6%	2.89
2030	4,387,831	1.9%	845,713	0.9%	2,563,153	1.6%	1,556,949	2.3%	2.77
2040	5,171,391	1.7%	971,017	1.4%	2,972,731	1.5%	1,876,862	1.9%	2.70
2050	5,989,089	1.5%	1,131,546	1.5%	3,391,591	1.3%	2,200,285	1.6%	2.67
2060	6,840,187	1.3%	1,259,549	1.1%	3,817,552	1.2%	2,554,061	1.5%	2.62

Notes:

1. Total Employment includes self-employed and others not included in nonfarm employment.
2. All numbers are dated July 1.
3. Average Household Size is based on the household population which does not include Group Quarters Population.
4. AARC = Average Annual Rate of Change.

Source: Governor's Office of Planning and Budget, 2008 Baseline Projections

Economy:

Utah's labor market in 2014 expanded by approximately 38,000 workers and new jobs were created at a far greater pace than the national average. The Utah economy expanded by approximately 38,600 jobs over the year. Each of the state's industry sectors contributed to this growth. However, working-age adults' participation levels in the labor force are still not at the rate they were prior to the recession. The state's unemployment rate of 3.6% is down from 4.8% from 2013 and is anticipated to remain at 3.6% in 2015. For 2015, the employment projections estimate approximately 33,400 jobs will be added to the Utah economy, a growth rate of 2.5 percent.

Some of the economic highlights during 2014 are noted by the following market indicators as reported in the *2015 Economic Outlook*:

Construction – Residential construction only recovered about 50% of the pre-recession peak (11,600 single family homes in 2014 versus 21,000 in 2005). The value of nonresidential construction fell 11% from \$1.08 billion to \$970 million in 2014. The construction sector will improve modestly in 2015.

Exports – The value of Utah's total merchandise exports fell by 16% in 2013. However, in the long-term, this industry is anticipated to grow steadily.

Tourism – Utah's travel and tourism sector grew moderately in the first half of 2014. Tourism-related taxes increased from 8% to 19% over the fiscal year.

Unemployment – Utah's 2014 unemployment rate was 3.6%, down from 4.4% in 2013. Employment is expected to grow at 2.5% in 2015.

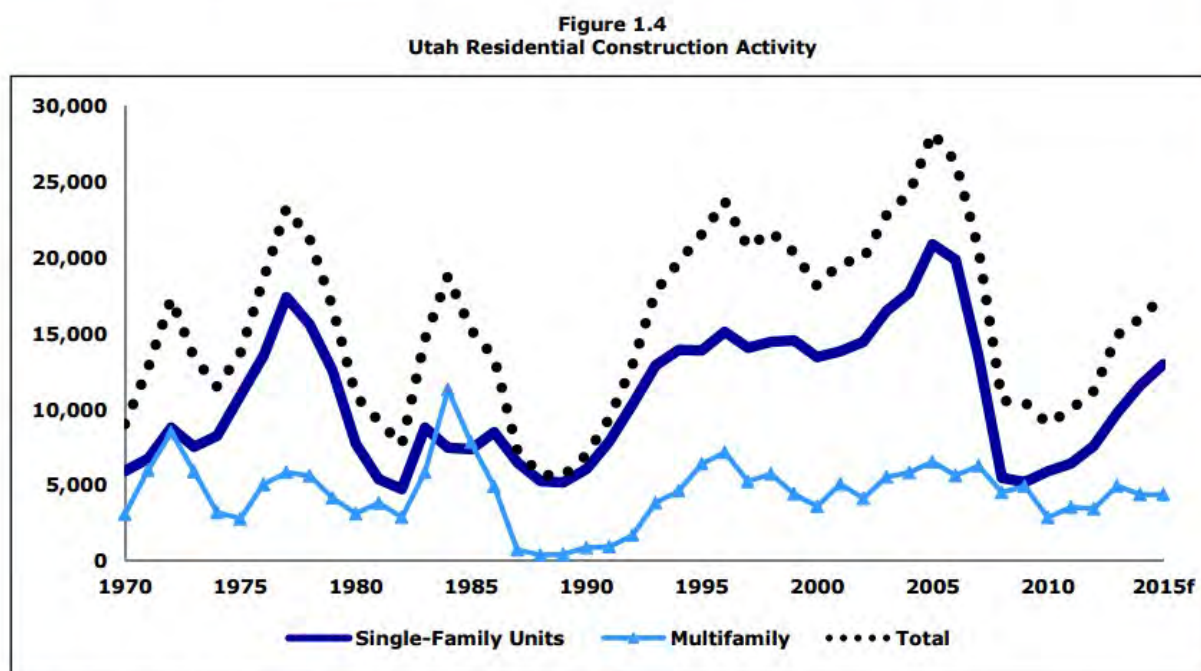
Personal Income – Utah's total personal income was an estimated \$110.7 billion, a 4.1% increase from 2013. It is expected to increase by 4.7% in 2015, on par with the nation's projected growth rates.

As is shown in the preceding information, population growth in Utah is stronger in comparison to the nation, and unemployment has decreased to 3.6% down from 4.4% one year previously. Additionally, the unemployment rate is and has consistently been below the national average for the last several years.

Construction:

Residential construction declined by 2% in 2014 despite an increase in the number of residential units. Utah's construction sector is projected to see modest improvement in 2015. The value of permit authorized construction is expected to increase by about 10% to \$5.2 billion in 2015. Residential construction activity will include 17,500 residential units valued at \$3.5 billion. Single family units are predicted to increase from 11,600 units in 2014 13,000 units in 2015. Multi-family units are expected to remain relatively unchanged at around 4,400 units.

The following graph shows the “Utah Residential Construction Activity” since 1970.



The outlook for the recovery in residential construction will continue growing in 2015 as the number of total single family units climb. A large number of construction completions are expected in 2015.

Summary:

The following grid summarizes the pertinent demographic and economic factors and national rankings of Utah during 2014.

Utah Rankings							
Demographic	State Rank	Value	Year	Economic	State Rank	Value	Year
Population Growth Rate	3rd	1.6%	2013	Rate of Job Growth	3rd	3.4%	Nov. 2014
Fertility Rate	1st	2.37	2012	Unemployment Rate	4th	3.6%	Nov. 2014
Life Expectancy	10th	80.2	2010	Urban Status	13th	86.7%	2010
Median Age	1st	30.2	2013	Median Household Income	13th	\$59,877	2011-2013
Household Size	1st	3.17	2013	Average Annual Pay	37th	\$41,790	2013
Social Indicators				Per Capita Personal Income	44th	\$36,640	2013
Poverty Rate	49th	10.1%	2011-2013	Notes: 1. Rankings are based on the most current national data available for all states and may differ from other data 2. Rank is high to low			
Educational Attainment							
Persons 25+ w/high school degree	9th	91.5%	2013				
Persons 25+ w/bachelor's degree	15th	31.3%	2013				

BUREAU OF ECONOMIC AND BUSINESS RESEARCH

In summary, Utah's population growth rate was 3rd in the nation, while the rate of job growth at 3.4% ranked 3rd in the nation as of November 2014. The overall unemployment rate of 3.6% was 4th in the nation, and median household income at \$59,877 was 13th in the nation from 2011 to 2013.

Outlook:

According to the *2015 Economic Outlook*, Utah will continue to experience population growth at a rate higher than most states in 2015 on account of strong natural increase in addition to in-migration. Natural increase (births minus deaths) is anticipated to add 38,360 people to Utah's population. Current employment projections estimate approximately 33,400 jobs will be added to the Utah economy in 2015, a growth rate of 2.5 percent. This represents a slowing from the prior two years and takes Utah employment growth below average. The overall unemployment rate in 2014 was 3.6%, a full 1.2% lower than 2013 and 4.5% below the recession high of 8.1%. While wage growth is expected to accelerate, Utah's labor market is expected to slowly taper off at 2.5%. Construction jobs increased by 11.2% in 2014 and will see modest improvement in 2015.

Permit authorized construction value is anticipated to increase by about 10% to \$5.2 billion in 2015. The housing market is finally boosting the rate of inflation, with the housing component of the Consumer Price Index increasing 2.1% nationally in 2013. Rental prices in the United States increased 2.2% in 2013 and are 2.6% higher through the first half of 2014. This pattern of upward pressure on rental prices is expected to continue through 2015. Utah emerged from the recession more rapidly than the U.S., as has been the case with every downturn since World War II. Job growth in Utah will be twice the nation's, but will stabilize just above the long term average. Housing and construction will play a leading role in the growing economy.

NEIGHBORHOOD DESCRIPTION

Please see the neighborhood map attached to the addenda.

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity/Jurisdiction

The subject property is located on the south side of 5415 South at ±4235 West in Salt Lake County. The subject is located approximately ±15 miles southwest of the Central Business District (CBD) of Salt Lake City.

The neighborhood is within the jurisdiction of unincorporated Salt Lake County within the Kearns Township. Salt Lake County provides all major services and control development within their borders.

Adjacent Properties

Adjacent properties are generally compatible with the subject as follows:

North	Commercial/Vocational/Residential
South	Commercial/Residential
East	Commercial
West	Commercial/Residential

The subject neighborhood is about 90-95% developed. The potential for additional growth will be dependent on future demand and economic conditions. All typical utilities are available in the area including culinary water, electricity, sewer, natural gas, and phone services. At present, supply and demand patterns pertaining to all types of real estate (commercial, industrial, residential, etc.) appear to be in balance, with supply slightly outpacing demand. No significant detrimental influences were noted.

Neighborhood Life Stage

According to *The Appraisal of Real Estate*, neighborhoods evolve through four stages.

These stages are as follows:

1. Growth - a period during which the neighborhood gains public favor and acceptance.
2. Stability - a period of equilibrium without gains or losses.
3. Decline - a period of diminishing demand.
4. Revitalization - a period of renewal, development, modernization, and increasing demand.

The immediate neighborhood is in the stability/growth life stage with new development and modernization of the current buildings over the past two years.

Detrimental Influences:

In general, the real estate in the neighborhood does not appear to be adversely affected by any known detrimental influences.

SITE DESCRIPTION

Please see the property plat(s) attached to the addenda of the report.

Deeds/ownership records provided by the client indicate the subject site comprises one parcel of land totaling approximately 12,297 square feet, or 0.282 acre. Review of an A.L.T.A. Survey of the subject property is recommended.

General Site Data:

<i>-Land Area</i>	±12,297 square feet, or 0.282 acre
<i>-County Parcel No.</i>	21-18-208-010
<i>-Street Orientation</i>	Corner.
<i>-Shape</i>	Nearly rectangular.
<i>-Frontage</i>	Adequate along 4220 West and 5415 South (see UDOT map).
<i>-Access</i>	4220 West. It is noted that while there is currently no curb cut providing access to the subject from 4220 West, according to Jenna Carver with Salt Lake County, who has legal governance over access to this roadway, legal access is permitted along 4220 West. Additionally, the UDOT deeds indicate that the subject does not have access from 5415 South.
<i>-Depth</i>	Varies (see UDOT map).
<i>-Topography</i>	Mostly level; at street grade with the adjoining/adjacent property and roadways.
<i>-Drainage</i>	Natural drainage is easterly.

-Soil

It is noted that the subject property was previously improved with a gas station/convenience store however, both the above ground improvements and underground storage tanks have been removed and the property is currently unimproved. It is noted that in 1977 a 2,000 gallon gasoline underground storage tank (UST) was removed from the site and a release from the UST was discovered and reported at that time. Soil contamination at the time the release was discovered exceeded Utah Risk-Based Corrective Action (RBCA) Tier 1 screening levels. In June 2012, Wasatch Environmental, Inc (Wasatch) performed subsurface investigation work with the objective of evaluating the current soil conditions. The results indicated that soils at the former Holiday Oil #2 property continues to exhibit petroleum hydrocarbon impacts above Utah Initial Screening Levels (ISLs) and RBCA Tier 1 screening levels beneath the area excavated during the 1977 UST removal, from a depth of 24-35 feet below ground surface. On March 2013 additional samples were completed by Wasatch and indicated the soil of the property exhibits petroleum hydrocarbon impacts above ISLs and RBCA Tier 1 screening levels throughout much of the western portion of the site. These impacts appear to begin at a depth of approximately 21 feet bgs and appear to extend to a maximum depth of approximately 40 feet bgs. Thus, the vertical extent of the petroleum hydrocarbon impacts appears to be fairly well defined. As contamination at the site consists of gasoline impacts to soil, there is some potential risk of vapor intrusion into structures erected over the impacted portion of the site. If the site is to be developed with structures the risk of vapor intrusion can be mitigated by:

1. Not building a basement, and

2. Installing a vapor barrier (i.e., Stego Wrap, Geo-Seal, or Liquid Boot), and/or
3. Installing a passive or active subslab ventilation system.

As the depth of impacted soil is from 21 to 40 feet bgs, the contamination should not pose significant risks to site construction workers. It is noted that the former Holiday Oil #2 site continues to be covered by the Utah Petroleum Storage Tank Fund, which will cover most costs associated with site investigation, monitoring, and remediation. This coverage may be transferred to any party who purchases the site. ***As the site is covered by the Utah Petroleum Storage Tank Fund which covers the cost associated with monitoring the site and remediation if needed, an extraordinary assumption is made that the condition of the subject soils is not a detriment.***

-Wetland Areas

A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. The specific subject property is located in an unmapped flood zone. However, the parcel does not appear to have any wet-type land characteristics. A review of a wetlands investigation by a qualified firm is recommended.

-Adjacent Properties

Adjacent properties are as follows:

<i>North:</i>	Commercial/Vocational/Residential
<i>South:</i>	Commercial/Residential
<i>East:</i>	Commercial
<i>West:</i>	Commercial/Residential

-Street Improvements

5415 South is a six-lane (three lanes per direction of travel) asphalt paved road with center turn lane that is further improved with concrete curb, gutter, and sidewalk. 4220

West is a two-lane (one lane per direction of travel) asphalt paved road that is intermittently improved with concrete curb, gutter, and/or sidewalk

-Traffic Counts (AADT) 15,385 in 2013 along 5415 South.

-Utilities Utilities are provided to the subject area, and are considered adequate and typical for the area.

-Abutting Rights-of-Way 5415 South and 4220 West.

-Easements, Restrictions

and Encroachments

It is noted that there is a temporary construction easement on the northern boarder of the property. The easement is not considered a detriment to the property as it is typical of similar use properties in the area. No title report or other source reference was provided, with regard to determining any easements that might affect the subject. It is assumed that there are no such easements, or other restrictions, that would have a material impact on the subject. It is assumed that there are no other unusual easements that affect the subject site. Review of the A.L.T.A. Survey is recommended.

-Special Hazards

Flood Zone:

N/A. The subject is in an unmapped flood plain.

Environmental:

This analysis assumes that no hazardous materials exist on site. If hazardous materials were found onsite, the value estimate may be subject to change. Review of a Phase I environmental assessment specific to the subject property, prepared by a qualified engineer/firm is recommended. The

reader is referred to the previous pages where the status of the soils and environmental issues are discussed at length.

Earthquake Zone: The subject is in a very low liquefaction zone. It is not unusual with regard to development.

-Zoning: The subject is zoned C-2 (Commercial Zone), under the jurisdiction of Salt Lake County. According to Salt Lake County Zoning Ordinance Section 19.62.010, the purpose of the C-2 zone is “to provide areas in the county for community commercial development.”⁶ Surrounding properties are similarly zoned, either residential or commercial in nature.

IMPROVEMENT DESCRIPTION

The subject is unimproved and this area of analysis does not apply.

RECENT HISTORY OF THE PROPERTY:

The current owner of record is the Utah Department of Transportation. According to the Salt Lake County Recorders Office and deeds that were recorded when the property was acquired, the property was obtained by UDOT on March 21, 2012 as part of UDOT Project No. S-0173(16)5. No other transfer deed information was located during the previous five years. According to the Client the subject property has been declared surplus by UDOT.

I am not aware of any additional listings or sales of the subject within the last five (5) years.

⁶ Salt Lake City Zoning Ordinance Section 19.62.010

REAL ESTATE TAXES & ASSESSMENTS: For taxes and assessment data, the appraised property is under the jurisdiction of Salt Lake County. The tax and assessment information is applicable for 2015 and has been obtained from the Salt Lake County Treasurer's and Assessor's Office. However, as the subject property is owned by a state entity it is tax exempt thus, only the assessed value is available. The real estate assessment information for the subject for 2015 is indicated in the following table:

2015 Assessment and Tax Information									
Parcel	Assessed Value					Total Taxes			
	Land	Improvements	Total	Exemptions	Taxable Value	Tax rate	Ad Valorem Tax ¹	Special Assessments ²	Total Tax
21-18-208-010	\$250,900	\$0	\$250,900	\$250,900	\$0	0.0173590	\$0.00	\$0.00	\$0.00
¹ Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any are excluded. ² Special assessments include bond payments and/or other taxes that do not vary according to assessed value. Source: Salt Lake County - Applicable for Tax Year 2015									

This appraisal analyzes current market data and makes specific adjustments in order to derive a meaningful indication of market value for the subject. The assessed value is typically computer generated and is not specific in adjustments. Thus, limited weight is placed on the assessed value as a market value indicator.

HIGHEST AND BEST USE

A market value estimate requires a highest and best use analysis of the subject site. The highest and best use analysis determines the basis on which the appraised property is evaluated.

The definition of highest and best use is:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.⁷

Highest and best use refers to a determined use for the land that develops the highest return over a prolonged period of time. Highest and best use does not necessarily refer to the size of a building, where it is located on the site, or its amenities.

Permitted uses, as designated by zoning or detailed by deed restrictions, are very important. Building and economic trends, location, neighborhood conditions, and maintenance are all important characteristics that should be considered. Zoning is a determinant of use, but it is not necessarily final. Variances may be granted or a zoning may be changed; however, a planned use likely would need to be in accordance with the master plans, trends, and established patterns of development for an area.

Two procedures are used to determine a property's highest and best use. The first is an analysis of the site as if vacant. The second is an analysis of the proposed or existing improvements and their influence upon the site's highest and best use. The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximum productivity.

⁷ The Appraisal of Real Estate, (thirteenth edition) The Appraisal Institute, Chicago, Illinois, 2008.

Highest and Best Use of the Subject As Vacant

Physically Possible

The subject property has adequate along 4220 West and 5415 South (see UDOT map), and contains a total of ±12,297 square feet, or 0.282 acre. The subject is nearly rectangular in shape, mostly level, and drainage is easterly. Access is provided via 4220 West. 5415 South is a six-lane (three lanes per direction of travel) asphalt paved road with center turn lane that is further improved with concrete curb, gutter, and sidewalk. 4220 West is a two-lane (one lane per direction of travel) asphalt paved road that is intermittently improved with concrete curb, gutter, and/or sidewalk and are both adequate to support development. All necessary utilities are available and no major physical characteristics limit development other than size. Any use should conform to typical code requirements.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential uses of a property. The second is associated with zoning ordinances, which often limit both the type and size of development constructed on a site. No deed restrictions, easements, or rights-of-way are believed to exist that would restrict the development of the parcel. Potential uses are limited only by permissible and legal uses allowed in the zoning classification for the subject property.

The subject property is under the jurisdiction of Salt Lake County and is zoned C-2 (Commercial Zone). The C-2 zone is a general commercial zone that allows for a variety of commercial type developments. The majority of the land near the subject property is similarly zoned.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Location has a significant impact on the potential uses that are financially feasible. The subject property is located on the south side of 5415 South at ±4235 West in Salt Lake County, Utah. The site has average visibility and is located in an area favorable for commercial type developments.

Maximally Productive Use and Conclusion As Vacant

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant would be through a commercial oriented type use. The most likely user of the subject property would be a developer intending to develop the subject property in accordance with the highest and best use.

Highest and Best Use of the Site As Improved

The subject property is currently unimproved and this area of analysis does not apply.

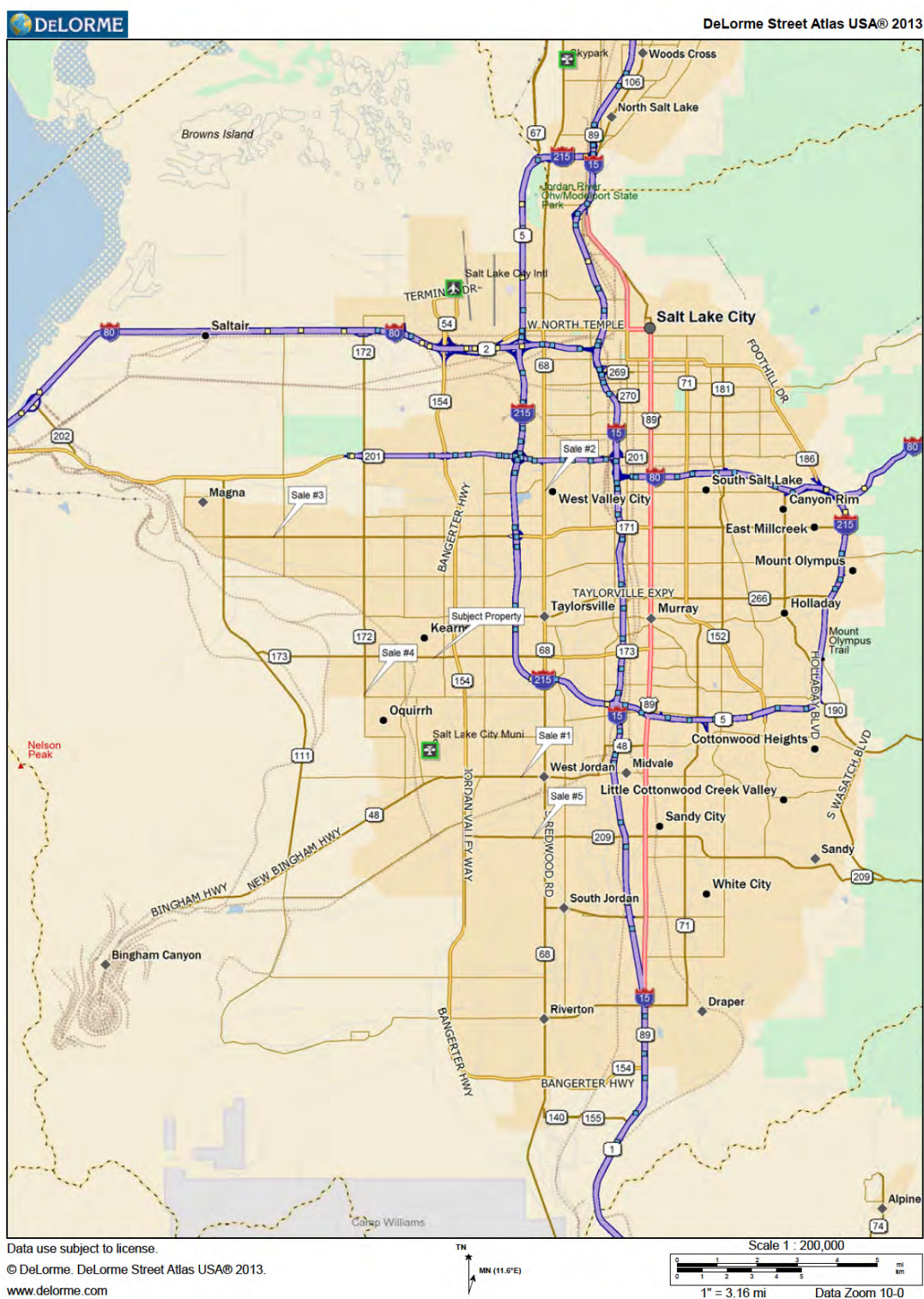
LAND VALUATION

The sales comparison approach forms the basis for this method of land valuation. The Sales Comparison method of valuation is completed to provide an estimate of the property's "as is" market value through a comparative analysis of land sales. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The following table is a summary of the land sales used in this report. Complete data sheets are located within the addenda of the report.

Summary of Comparable Land Sales (Before Adjustments)					
Comp. #	1	2	3	4	5
Address	2273 West 7800 South	2665 South Redwood Road	7339 West 3500 South	6155 South 5600 West	2031 West 9000 South
City/Utah	West Jordan	West Valley	Magna	Kearns	West Jordan
County	Salt Lake	Salt Lake	Salt Lake	Salt Lake	Salt Lake
Land					
Size(SF)	58,370	32,234	71,438	33,977	48,787
Acres	1.34	0.74	1.64	0.78	1.12
Topography	Mostly Level	Mostly Level	Mostly Level	Mostly Level	Mostly Level
Configuration	Rectangular	Rectangular	Rectangular	Nearly Rectangular	Rectangular
Orientation	Corner	Corner	Corner	Interior	Corner
Street	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt
Utilities	All Available	All Available	All Available	All Available	All Available
Zoning	C-G	C-2	C-2	C-2	P-O
Sales Date	Oct-15	Under Contract	Aug-13	May-15	Under Contract
Rights Trans.	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Seller	Max Curtis & Joy Jewkes	Anh-Tuan Nguyen	David Sorensen	SALS 2012, LLC	Paul & Evelyn Schmidt
Buyer	SLEA 542 LLC	Private	Allan Dahle	Mountain America Credit Union	Private
Verification	Boyd Brown, Agent	Barry Brinton, Agent	Jon Neese, Agent	Jonathan Owens, Agent	Curtis Payne, Agent
Terms	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.
Sales Price	\$350,000	\$310,000	\$365,000	\$575,000	\$540,000
\$/Sq.Ft.	\$6.00	\$9.62	\$5.11	\$16.92	\$11.07
\$/Acre	\$261,194	\$418,919	\$222,561	\$737,179	\$482,143

COMPARABLE SALES MAP



ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. The adjustments are largely subjective. However, each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot.

If needed, dollar adjustments were made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments were then made to account for market conditions that change over time. Thereafter, additive percentage adjustments were made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. All sales were sold on a cash-to-seller basis or similar terms and no adjustments are necessary.

CONDITIONS OF THE SALE: Conditions of sale refer to influences surrounding the sale process which result in less than an arm’s length transaction. Comparable 2 and 5 are currently under contract however, the final sales price and closing date of both comparables were confirmed with the agent or the purchase contract therefore, no

adjustment is applied. All of the remaining sales were reported as arm's length transactions and no adjustments are warranted.

EXPENDITURES AFTER PURCHASE: Expenditures made immediately after purchase may include the cost to demolish and remove any buildings, cost to petition for a zoning change, or cost to remediate environmental contamination. None of the comparables reported any expenditures made after purchase, and no adjustments are made.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. Values change over time due to various market forces interacting, particularly supply and demand. Prior to 2007 the market was strong for nearly all property types and prices increased at a rate above inflation. Prices stabilized and in some cases declined during mid 2007-2012. As previously indicated the subject market has been steadily increasing since the fourth quarter of 2012 to the present. Thus, with increased market activity the overall market has shown signs of improvement. Therefore, an upward adjustment of 4.0% annually is applied to comparables 1, 3 and 4 for improving market conditions. The remaining comparables are under contract and considered to be reflective of current market trends.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. The subject is located at approximately ±4235 West 5415 South, Salt Lake County, Utah. Access to transportation routes is considered average. Proximity to surrounding support services is rated as average.

The subject property is located at ±4235 West 5415 South which is a desirable area of the valley. Comparables 2 and 4 are located in an area with superior surrounding development and overall desirability than the subject property therefore, a negative adjustment is applied. Comparable 3 is located in Magna in an area with less overall demand and a positive adjustment is applied. The remaining comparables have similar exposure and desirability thus, no adjustment is warranted.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. Also, the time frame for construction generally increases, which often puts the developer at a greater risk. Consequently developers are often willing to pay a higher unit price for smaller, less risky parcels of land. The subject property contains ±12,297 square feet. All of the comparables are slightly larger than the subject and a positive adjustment is applied.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill. The topography of the subject is mostly level as are all of the comparables and no adjustment is warranted under this section of analysis.

Configuration/Shape: Adjustments made for this area of adjustment recognize those differences in a site's configuration and/or shape. Typically, sites that are relatively square or rectangular are considered superior to sites that are irregular and make more difficult any potential development. The subject site is nearly rectangular in shape and is not restrictive in regards to development which is true for all of the comparables thus, no adjustment are needed for configuration/shape.

Street Orientation: This factor refers to interior versus corner parcels. Corner parcels typically command higher prices due to superior ingress and egress as well as exposure factors. As indicated throughout the report the subject is a corner parcel. Comparable 4 is an interior parcel which is inferior to the subject thus a positive adjustment is applied. The remaining comparables are corner parcels similar to the subject and no adjustment is warranted.

Utilities: The subject property has all utilities available. All of the comparable sales have access to all utilities and no adjustments are applied under this area of analysis.

Zoning: The subject property is zoned C-2 (Commercial Zone). All of the comparables have a similar zoning designation as the subject and no adjustment is applied.

The adjustment grid outlining the previously detailed adjustments is as follows:

LAND ADJUSTMENT GRID						
Subject Location:	±4235 West 5415 South, Salt Lake County, Utah					
Size: (Sq.Ft.)	12,297					
	COMPARABLES SALES					
	Subject	1	2	3	4	5
Sales Price		\$350,000	\$310,000	\$365,000	\$575,000	\$536,000
Adjustments:						
Property Rights		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$350,000	\$310,000	\$365,000	\$575,000	\$536,000
Financing Terms		\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0
Expenditures		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$350,000	\$310,000	\$365,000	\$575,000	\$536,000
Date of Sale		Oct-15	Under Contract	Aug-13	May-15	Under Contract
Market Conditions		\$3,111	\$0	\$35,689	\$14,950	\$0
Adjusted Price		\$353,111	\$310,000	\$400,689	\$589,950	\$536,000
Unit of Comparison						
Square Feet	12,297	58,370	32,234	71,438	33,977	48,787
Price Per Sq.Ft.		\$6.05	\$9.62	\$5.61	\$17.36	\$10.99
Other Adjustments:						
Location		0%	-5%	5%	-10%	0%
Physical Characteristics						
Size		10%	5%	15%	5%	10%
Topography/Developability		0%	0%	0%	0%	0%
Configuration/Shape		0%	0%	0%	0%	0%
Utilities Available		0%	0%	0%	0%	0%
Street Orientation		0%	0%	0%	5%	0%
Street Improvements		0%	0%	0%	0%	0%
Zoning		0%	0%	0%	0%	0%
Adjusted Price Per Sq.Ft.		\$6.65	\$9.62	\$6.73	\$17.36	\$12.09
Total % Change		11%	0%	32%	3%	10%
Gross % Change		11%	10%	30%	23%	10%
Summary of Adjusted Values						
		Low	High	Median	Mean	
Adjusted Value Range		\$6.65	\$17.36	\$9.62	\$10.49	

RECONCILIATION OF LAND VALUE

After making adjustments, the adjusted sales range from \$6.65 to \$17.36 per square foot. The indicated mean for the comparable sales is \$10.49 per square foot with a median value of \$9.62 per square foot. The most weight is given to comparables 2, 4 and 5 as they are deemed the most similar to the subject in terms of date of sale and overall comparability. The average adjusted value of three comparables is \$13.02 per square foot. The remaining comparables while applicable are given less consideration.

After reviewing characteristics of the subject and the comparable sales, a concluded market value near the indicated mean of sales 2, 4 and 5 of \$13.00 per square foot is considered appropriate and is bracketed by the comparables before and after adjustments. The indicated value of the subject property is calculated as follows:

Subject Land -- 12,297 Sq.Ft. x \$13.00 per square foot= \$159,861

RECONCILIATION AND FINAL ESTIMATE OF VALUE

The Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

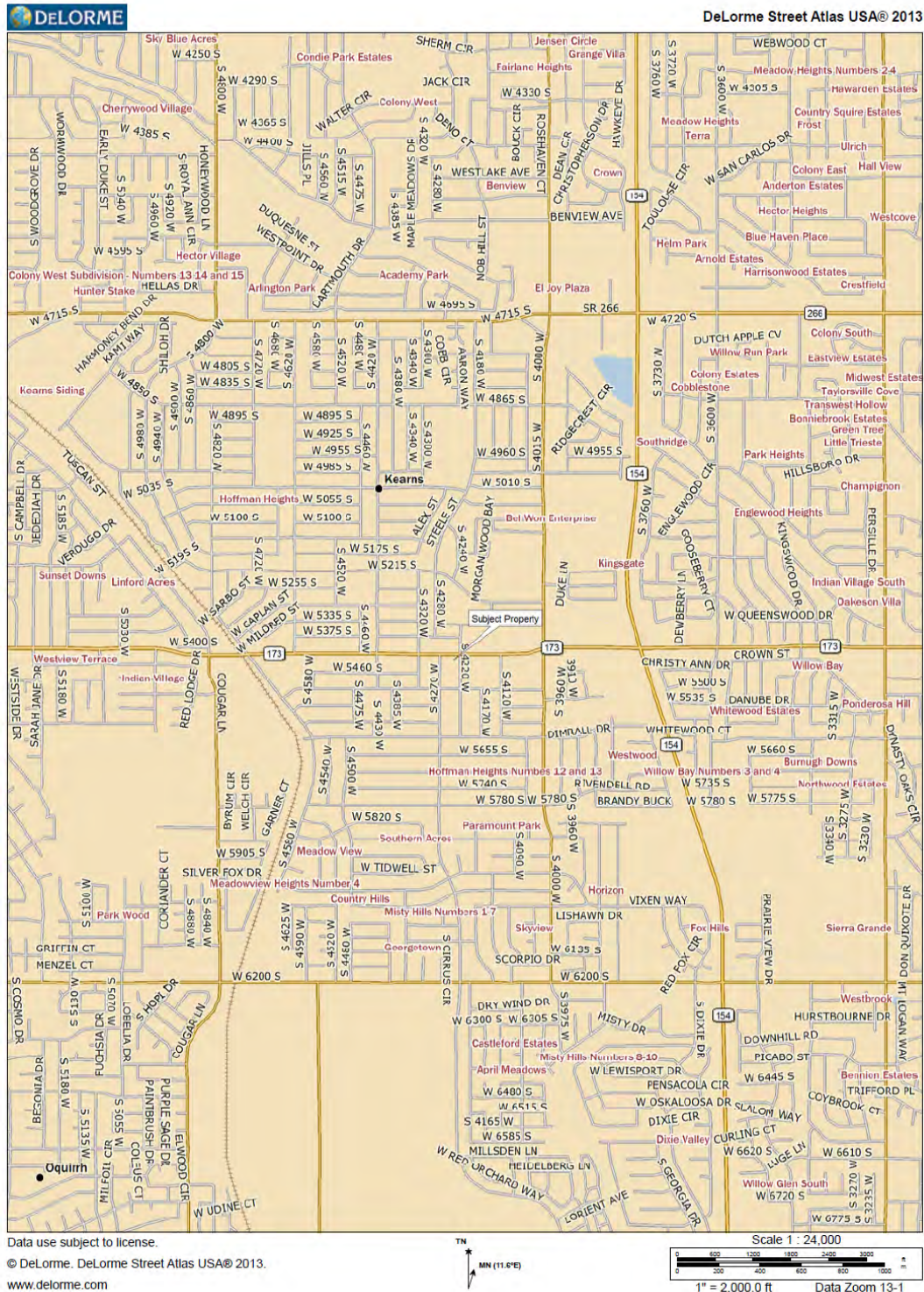
After analyzing all of the data presented in the report, I am of the opinion that the market value of the subject property, as of January 12, 2016, is:

**ONE HUNDRED SIXTY THOUSAND DOLLARS
(\$160,000)**

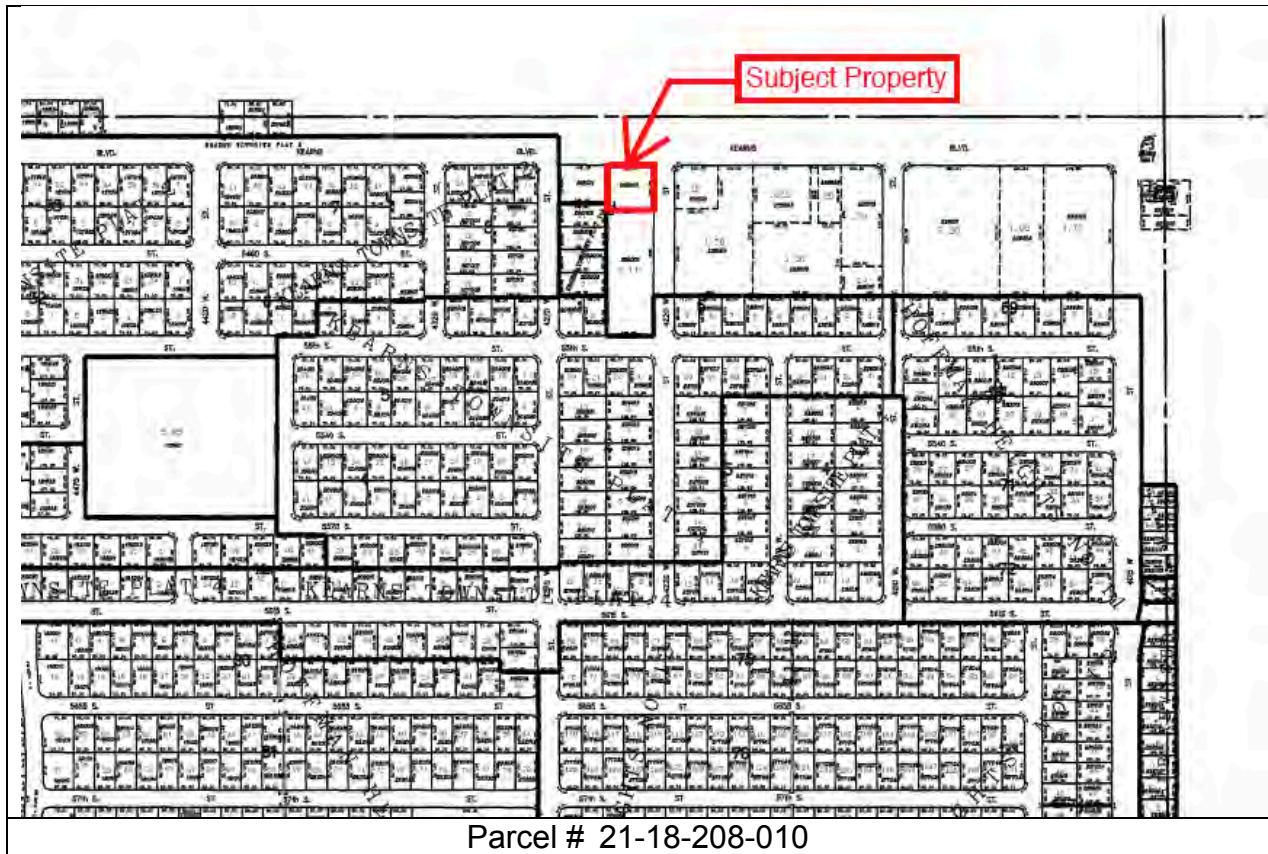
The marketing period of the subject property would be strongly influenced by the asking price, market conditions, and the efforts to sell the subject property. However, based on current market conditions and available market data, it would appear that the subject property as it is currently improved, if properly marketed, would need an exposure time of six to twelve months. Likewise, being properly marketed, the subject could be sold within a 12-month period from the date of this appraisal.

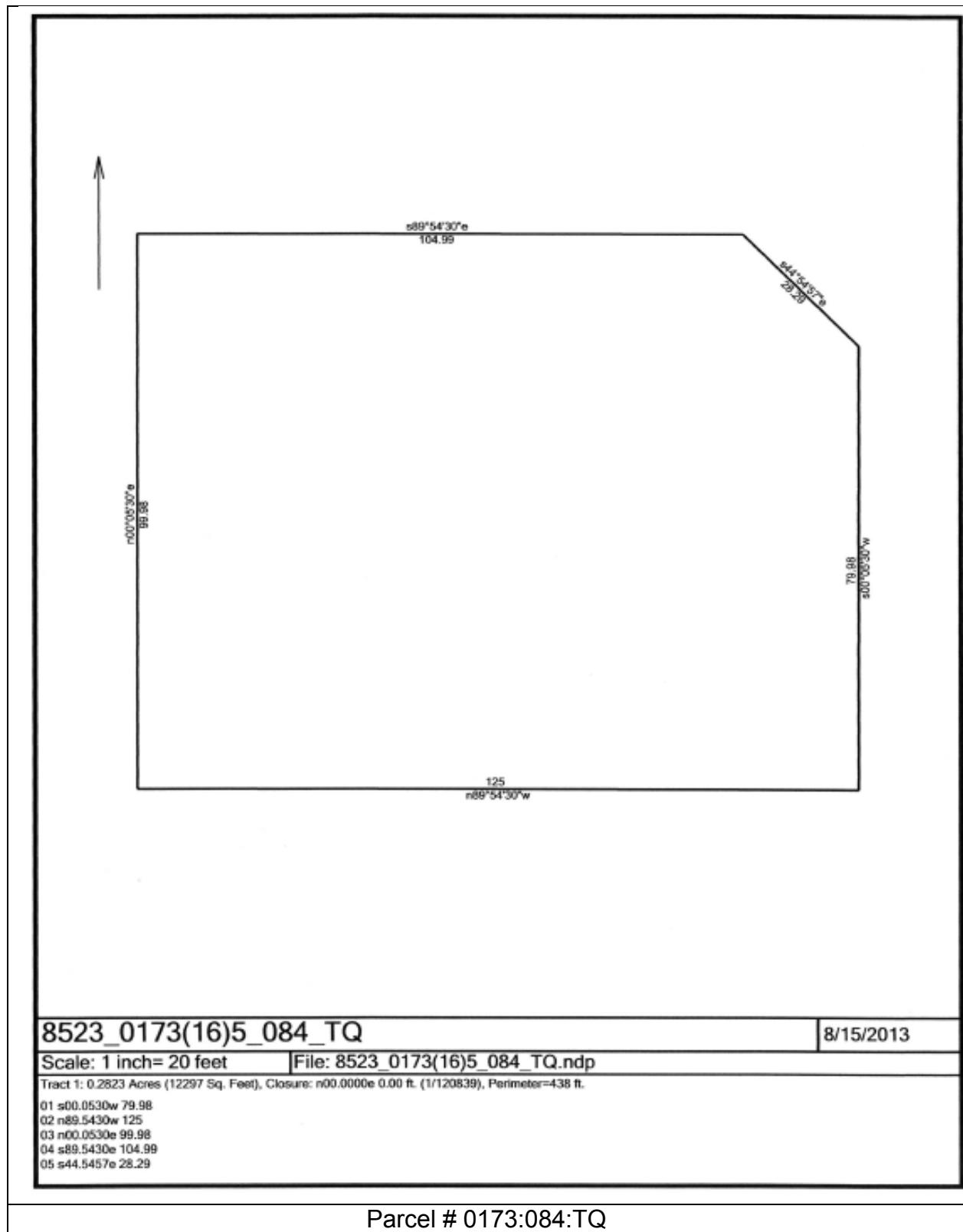
Addenda

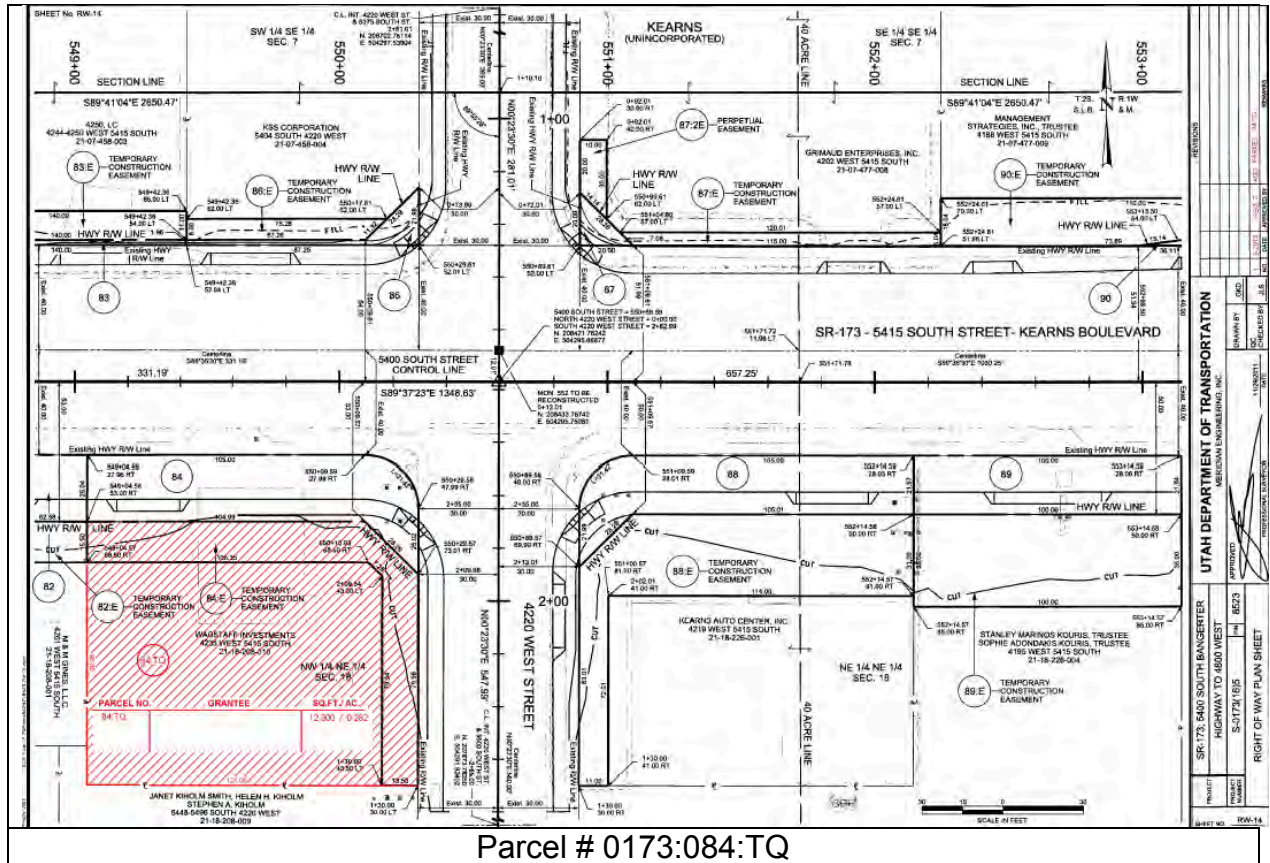
LOCATION MAP



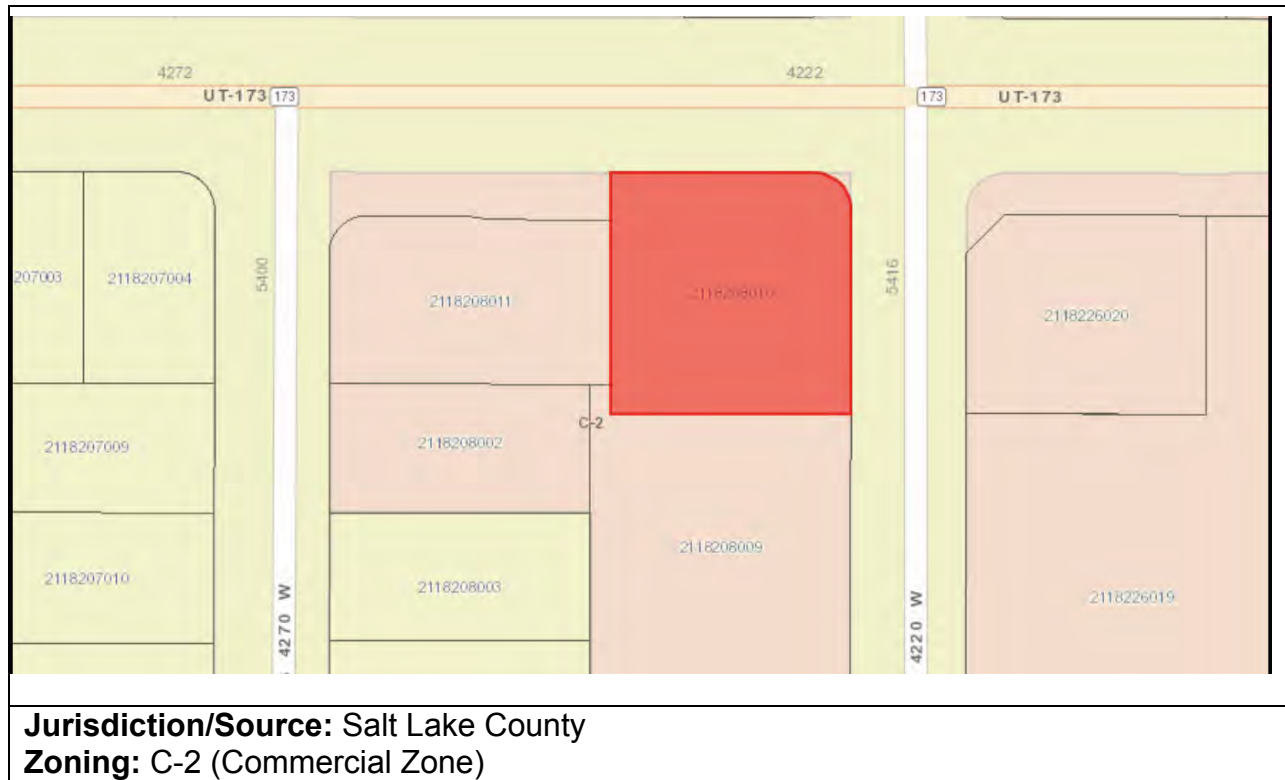
COUNTY PLAT MAP



UDOT STRIP MAPS

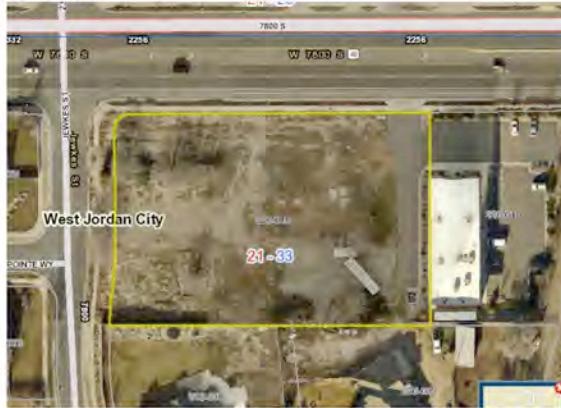


ZONING MAP



COMPARABLE DATA SHEETS

LAND SALE COMPARABLE # 1		PRICE AND TERMS	
IDENTIFICATION		CONFIRMATION	
Type:	Commercial	Sale Date:	Oct-15
Address:	2273 West 7800 South	Sale Price:	\$350,000
City:	West Jordan	\$/SF	\$6.00 \$/Acre \$261,194
County:	Salt Lake	Terms:	Cash or Equivalent
State:	Utah	Condition:	Arm's Length
Tax ID#:	21-33-226-048	CONFIRMATION	
Rights Transferred:	Fee Simple	Date:	Jan-16
PARTIES		With:	Boyd Brown, Agent
Seller:	Max Curtis & Joy Jewkes	COMMENTS	
Buyer:	SLEA 542 LLC	Property is located off 7800 South in West Jordan, southeast of the subject property.	
LAND DESCRIPTION			
Area (Square Foot)	58,370		
Area (Acre)	1.34		
Frontage:	7800 South and Jewkes Street		
Zoning:	C-G		
Topography:	Mostly Level		
Shape:	Rectangular		
Utilities:	All Available		



LAND SALE COMPARABLE # 2			
IDENTIFICATION		PRICE AND TERMS	
Type:	Commercial	Sale Date:	Under Contract
Address:	2665 South Redwood Road	Sale Price:	\$310,000
City:	West Valley	\$/SF	\$9.62 \$/Acre \$418,919
County:	Salt Lake	Terms:	Cash or Equivalent
State:	Utah	Condition:	Arm's Length
Tax ID#:	15-22-453-024	CONFIRMATION	
Rights Transferred:	Fee Simple	Date:	Jan-16
PARTIES		With:	Barry Brinton, Agent
Seller:	Anh-Tuan Nguyen	COMMENTS	
Buyer:	Private	Property is located off Redwood Road in West Valley.	
LAND DESCRIPTION			
Area (Square Foot)	32,234		
Area (Acre)	0.74		
Frontage:	Redwood Road		
Zoning:	C-2		
Topography:	Mostly Level		
Shape:	Rectangular		
Utilities:	All Available		



LAND SALE COMPARABLE # 3		PRICE AND TERMS	
IDENTIFICATION		PRICE AND TERMS	
Type:	Commercial	Sale Date:	Aug-13
Address:	7339 West 3500 South	Sale Price:	\$365,000
City:	Magna	\$/SF	\$5.11 \$/Acre \$222,561
County:	Salt Lake	Terms:	Cash or Equivalent
State:	Utah	Condition:	Arm's Length
Tax ID#:	14-33-227-064	CONFIRMATION	
Rights Transferred:	Fee Simple	Date:	Jan-16
PARTIES		With:	Jon Neese, Agent
Seller:	David Sorensen	COMMENTS	
Buyer:	Allan Dahle	Property located in Magna off 3500 South.	
LAND DESCRIPTION			
Area (Square Foot)	71,438		
Area (Acre)	1.64		
Frontage:	3500 South and Mason Vista Way		
Zoning:	C-2		
Topography:	Mostly Level		
Shape:	Rectangular		
Utilities:	All Available		



LAND SALE COMPARABLE # 4**IDENTIFICATION**

Type: Commercial
 Address: 6155 South 5600 West
 City: Kearns
 County: Salt Lake
 State: Utah
 Tax ID#: 20-13-354-018
 Rights Transferred: Fee Simple

PARTIES

Seller: SALS 2012, LLC
 Buyer: Mountain America Credit Union

LAND DESCRIPTION

Area (Square Foot) 33,977
 Area (Acre) 0.78
 Frontage: 5600 West
 Zoning: C-2
 Topography: Mostly Level
 Shape: Nearly Rectangular
 Utilities: All Available

PRICE AND TERMS

Sale Date: May-15
 Sale Price: \$575,000
 \$/SF \$16.92 \$/Acre \$737,179
 Terms: Cash or Equivalent
 Condition: Arm's Length

CONFIRMATION

Date: Jan-16
 With: Jonathan Owens, Agent

COMMENTS

Subject is located at 5600 West and 6200 South.



LAND SALE COMPARABLE # 5**IDENTIFICATION**

Type: Commercial/Industrial
 Address: 2031 West 9000 South
 City: West Jordan
 County: Salt Lake
 State: Utah
 Tax ID#: 27-03-302-008
 Rights Transferred: Fee Simple

PARTIES

Seller: Schmidt
 Buyer: Assisted Living of West Jordan

LAND DESCRIPTION

Area (Square Foot) 48,787
 Area (Acre) 1.12
 Frontage: 9000 South and 2040 West
 Zoning: P-O
 Topography: Mostly Level
 Shape: Rectangular
 Utilities: All Available

PRICE AND TERMS

Sale Date: Under Contract
 Sale Price: \$536,000
 \$/SF \$10.99 \$/Acre \$478,571
 Terms: Cash or Equivalent
 Condition: Arm's Length

CONFIRMATION


Date: Jan-16
 With: Purchase Contract

COMMENTS

Property is located on the corner of 9000 South and 2040 West and is under contract for \$536,000. The buyer intends to develop the property with an assisted living facility.



COUNTY LEGAL DESCRIPTION



Esc / CLEAR
Logoff
Applications

VTDI 21-18-208-010-0000

UTAH DEPARTMENT OF TRANSPORTATION

% RIGHT OF WAY 4TH FL

PO BOX 148420

SALT LAKE CITY UT

LOC: 4235 W 5415 S

SUB: SEC 18 TWNSHP 2S RNG 1W

DIST 25

TAX CLASS

OE

NO:

841148420

EDIT 0

BOOK 10001

EDIT 1

DATE 03/29/2012

TOTAL ACRES 0.36

REAL ESTATE 250900

BUILDINGS 0

TOTAL VALUE 0

FACTOR BYPASS

PAGE 0947

TYPE SECT PLAT

01/13/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG AT NE COR BLK 1, S1-E3 KEARNS TOWNSITE PLAT 1; S 0^05'30" W 125 FT; N 89^54'30" W 125 FT; N 0^05'30" E 125 FT; S 89^54'30" E 125 FT TO BEG. LESS & EXCEPTING BEG AT NE COR BLK 1, S1-E3 KEARNS TOWNSITE PLAT 1; S 0^05'30" W 20 FT; NW'LY ALG A 20 FT RADIUS CURVE TO L 31.42 FT; S 89^54'30" E 20 FT TO BEG. 0.36 AC M OR L. 5532-0789 6583-2006 9802-3248 9969-0680

PROJECT NO. S-0173(16)5
UDOT PARCEL NO. 0173:084:TQ

4020 South 700 East ♦ Suite 2 ♦ Murray, UT 84107
Phone: 801-290-2369 ♦ www.dhgrouputah.com

UDOT LEGAL DESCRIPTION

WHEN RECORDED, MAIL TO:
 Utah Department of Transportation
 Right of Way, Fourth Floor
 Box 148420
 Salt Lake City, Utah 84114-8420

Quit Claim Deed
 Salt Lake County

Parcel No. 0173:084:TQ

Project No. S-0173(16)5

PIN: 8523

Affecting Tax No. 21-18-208-010

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, T. 2 S., R. 1 W., S.L.B. & M.
 The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract 140.00 feet S.00°05'30"W. along the section line and 1,466.85 feet N.89°54'30"W. and 20.00 feet S.00°05'30"W. and 25.02 feet S.00°05'30"W. from the Northeast Corner of said Section 18, said point is also approximately 30.00 feet perpendicularly distant westerly from the control line of 4220 West Street of said project opposite engineer station 2+09.98; and running thence S.00°05'30"W. 79.98 feet along the westerly right of way line of the existing 4220 West Street to the southeast corner of said entire tract; thence N.89°54'30"W. 125.00 feet along said southerly boundary line; thence N.00°05'30"E. 99.98 feet to the southerly right of way line of 5400 South Street; thence along said southerly right of way line the following two (2) courses and distances; thence (1) S.89°54'30"E. 104.99 feet; thence (2) S.44°54'57"E. 28.29 feet to the point of beginning. The above described part of an entire tract of land contains 12,300 square feet or 0.282 acre in area, more or less.

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(Note: Rotate all bearings in the above description 00°18'00" clockwise to obtain highway bearings.)

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

The above described tract of land is granted without access to or from the adjoining SR-173 (5415 South Street) over and across the northerly boundary line of said tract.

The Grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

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Parcel No. 0173:084:TQ
Project No.S-0173(16)5

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

UTAH DEPARTMENT OF TRANSPORTATION

By _____
Director of Right of Way

WITNESS my hand and official stamp
the date in this certificate first above written.

Notary Public

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraiser assumes no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraiser reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraiser, he assumes no responsibility for such items of record not disclosed by customary investigation.
9. The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
20. The appraiser has personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

**SPECIFIC LIMITING CONDITIONS AND
EXTRAORDINARY ASSUMPTIONS**

1. This report has been prepared during the month(s) of January 2016. The indicated value is based on current market conditions as of the time the report was prepared. The appraisers cannot be held responsible for unforeseeable events that alter market conditions subsequent to the date of the appraisal.
2. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.
3. An extraordinary assumption is made that that the condition of the subject soils is not a detriment as the site is covered by the Utah Petroleum Storage Tank Fund which covers the cost associated with monitoring the site and remediation if needed,

APPRAISER QUALIFICATIONS**QUALIFICATIONS, EDUCATION & EXPERIENCE OF DAVID P. HOLTBY**
Dave@dhgrouputah.com**EDUCATION**

- Bachelor Of Science, University of Utah, Major: Finance

PROFESSIONAL MEMBERSHIPS & LICENSES

- The Appraisal Institute, Utah Chapter
- Utah State-Certified General Appraiser, #5503226-CG00, Expires 03/31/15

WORK EXPERIENCE

- January 2012 to Present – Owner/Principal commercial real estate appraiser/consultant, DH Group, LLC., Salt Lake City, Utah
- September 1998 to January 2012 - Full time commercial real estate appraiser/consultant/researcher with Van Drimmelen & Associates, Inc., Salt Lake City, Utah
- August 1995 to September 1998 – Residential Home Designer & Draftsman with KM Designs, Inc., Salt Lake City, Utah

CLIENTS SERVED (Partial List)

America First Credit Union
Bureau of Land Management
Burbidge Mitchell & Gross
Celtic Bank
Davis County
Davis County School District
Draper City
Durham Jones & Pinegar
First Community Bank
First Fidelity Investment
First National Bank of Layton
First Utah Bank
Granite Federal Credit Union
Granite School District
Helgesen Waterfall & Jones
Herriman City
Highland City
Holladay Bank & Trust
Hoole & King
Jones Waldo
Key Bank
Layton City
Logan City
Ogden City
Private Property Rights Ombudsman
Property Reserve Inc.
Parsons Behle & Latimer
Rock Canyon Bank
Sandy City
Salt Lake City
Salt Lake Community College
SITLA
Snell & Wilmer LP
South Davis Sewer Improvement District
South Jordan City

SPECIALIZED COURSES COMPLETED


- 403 Easement Valuation, IRWA
- Advanced Income Capitalization, Appraisal Institute
- Reviewing Appraisals in Eminent Domain, IRWA
- Supervisory Appraiser & Appraiser Trainee, Utah Division of Real Estate
- Rates & Ratios, Appraisal Institute
- Supervising Appraisal Trainees, Appraisal Institute
- National USPAP Update, VanEd
- St. George Symposium, Appraisal Institute
- What Clients Would Like Their Appraisers to Know, Appraisal Institute
- Business Practices and Ethics, Appraisal Institute
- USPAP Update, Appraisal Institute
- Utah Law of Eminent Domain, Utah Land Use Institute
- Small Hotel/Motel Valuation, Appraisal Institute
- USPAP Update (400), Appraisal Institute
- Appraiser Expectation Meeting, UDOT
- Feasibility Analysis, Market Value and Investment, Appraisal Institute
- Eminent Domain Update, Utah Land Use Institute
- USPAP Update (400), Appraisal Institute
- Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036, The National Highway Institute & UDOT
- Report Writing (540), Appraisal Institute
- Highest and Best Use (520), Appraisal Institute
- Eminent Domain Seminar, Utah State Capitol
- Real Estate Appraisal Principles, University of Utah
- Real Estate Law, University of Utah
- Standards of Professional Practice (USPAP)
- Appraising Residences, O'Brien Schools
- Fundamental Appraisal, O'Brien Schools

APPRAISAL/CONSULTING ASSIGNMENTS

Airports/Hangars	Raw Land
Church/Public Buildings	Office
Food Processing Facilities	Retail
Schools	Industrial
Restaurants	C-Stores
Apartment	Golf Courses
Eminent Domain	Subdivisions
Farm/Ranch	Lodging
RV Park/Mobile Home Parks	Theatres
Wetlands	Mini Storage
Estates	

South Salt Lake City State of Utah Syracuse City Tooele County US Bank Utah County Utah Department of Transportation Utah Transit Authority Wells Fargo Weber Basin Water West Jordan City West Valley City Weber County Zions First National Bank	

UTAH STATE LICENSE

<p align="center">STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE</p>	
<p align="center">ACTIVE LICENSE</p>	
<p>DATE ISSUED: 03/26/2015</p> <p>EXPIRATION DATE: 03/31/2017</p> <p>LICENSE NUMBER: 5503226-CG00</p> <p>LICENSE TYPE: Certified General Appraiser</p> <p>ISSUED TO: DAVID P HOLTBY 4020 S 700 E #2 SALT LAKE UT 84107</p>	
<p>_____ SIGNATURE OF HOLDER</p>	<p>_____ REAL ESTATE DIVISION DIRECTOR</p>

Form #2